This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

File #2007087

Davidson County DEEDWARR
Recvd: 05/14/08 13:27 2 pgs
Fees:13.00 Taxes:4440.00

20080514-0049612

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Car Wash King Dickerson, LLC, a Tennessee limited liability company	(NAME) Same as new owner	Map & Parcel # 41-12-85
(STREET ADDRESS) 1509 Beechwood Ave.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37212	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **NCW-National Car Wash, LLC, a Tennessee limited liability company,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Car Wash King Dickerson, LLC, a Tennessee limited liability company,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

See attached Exhibit "A" for Legal Description

Being the same property conveyed to NCW-National Car Wash, LLC, a Tennessee limited liability company, by deed of record in Instrument #20001180005744, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $1,200,000.00.

Subscribed and sworn to before me this the 13th day of May, 2008.

KAY B. HOUSCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

My commission expires: _____

Notary Public

This is improved property known as 6655 Dickerson Road., Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 13 day of May, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NCW-National Car Wash, LLC, a Tennessee limited liability company

Johnny L. Jones, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, in and for said County and State, **JOHNNY L. JONES,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 13 day of May, 2008.

Notary Public
My Commission Expires: 10-24-10

MARJORIE A. HAINES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires October 24, 2010

EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Dickerson Pike, 80 feet in width, at a corner common with the property conveyed to Tri Star Energy, LLC of record in Instrument number 20010803-0083229 at the Register's office for Davidson County, Tennessee;

Thence leaving Dickerson Pike with the southerly property line of Tri Star Energy, South 79 deg 15 min 00 sec East, 300.00 feet to an existing iron rod on the westerly property line of Gerald T. Fisher et ux, of record in Book 5893, page 506;

Thence with the westerly line of Fisher, South 11 deg 02 min 38 sec West, 166.00 feet to an existing iron rod at a corner common with said Fisher;

Thence first with the northerly property line of Fisher then with the northerly property line of Vernon Ewing Johnson et ux, of record in Book 2856, page 372, North 79 deg 13 min 34 sec West, 314.30 feet to an existing iron rod on the easterly right-of-way line of Dickerson Pike;

Thence with the easterly right-of-way line of Dickerson Pike with a curve to the right having a radius of 5689.58 feet, a curve length of 166.56 feet and a chord bearing and distance of North 15 deg 58 min 10 sec East, 166.56 feet to the point of beginning; containing 51,034 square feet or 1.172 acres more or less.

EXHIBIT "B"
ENCUMBRANCES

1. 2008 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6342, page 570, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on ALTA/ACSM Land Title Survey dated 1/17/08, revised 3/14/08 by Cherry Land Surveying.